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Layout Application - Final Approval Letter

Roc No: 04/2024-25

Date: 2/14/25 11:24 AM

From:

Village Panchayat

Appaneri Panchayat office,Main road,Kovilpatti Taluk,Kuruvikulam Block,Thoothukudi District

To :

Subburam Rajandran Ramesh
Ramamoorthy Krishnakumar 3-1-5B2, lakshmi nagar, palanichettipatti,
,,,Palani Chettipatti,Theni,Theni,625531

Online Application Number: 5M0HJXKL

Sir/ Madam,

Sub :

Residential Layout - District Town and Country Planning – Thoothukudi District Office – Kovilpatti Taluk – Kuruvikulam Panchayat Union – Appaneri Panchayat – Appaneri Village - S.F.No. 229/1B - Site Extent of 3.82 Acres or 15480.00 Sq.m - Technical Clearance issued - forwarded for further action - Regarding.

Ref :

ROC. No 5M0HJXKL/THOOTHUKUDI//2024/TCP

Body:

1. Applicant Thiru. 1. Subburam 2. Rajandran Ramesh 3. Ramamoorthy 4. Krishnakumar, Online Application No. 5M0HJXKL, Dated: 09.04.2024
2. Director , Directorate of Town and Country Planning Office, Chennai, Road Pattern Issued on dated: 27.06.2024
3. Joint Director Agriculture Department, Thoothukudi District, Letter No.T3/2758/2024, Dated: 28.03.2024
4. Applicant Thiru. N.Rajandarn Ramesh, 2.n.Ramamoorthy, 3.N.Krishnakumar, 4.N.subburam, Gift deed

(Local Body) document no. 8040/2024, dated: 23.09.2024 and Gift deed (TANGEDCO) document 8039/2024, dated:23.09.2024

5. Circular from the Director of Town and Country Planning Roc.No.19799/2020 Dated 24.12.2020.
6. G.O.138, Housing and Urban Development Department, dated 04.06.2004.
7. G.O.79, Housing and Urban Development Department, Dated: 04.05.2017
8. G.O.18, Department of Municipal Administration and Water Supply dated 04.02.2019 and G.O.16, Department of Municipal Administration and Water Supply dated 31.01.2020.
9. G.O.181, Housing and Urban Development Department, dated 09.12.2020.
10. G.O.141, Housing and Urban Development Department, dated 16.07.2022.
11. Government Letter No.19113/UD4 (3)/2017-1, Housing and Urban Development Department, dated 30.08.2017.
12. Circular from the Commissioner of Town and Country Planning, letter no.13686/2017/LA1 dated 08.09.2017.
13. Circular from the Director of Town and Country Planning, Roc.No.320/2022/TCP3 dated 07.01.2022.
14. Circular from the Director of Town and Country Planning, Roc.No.4367/2019/TCP2 dated 14.10.2019.
15. Demand payment Request letter dated 05.10.2024 (Requiring payment of Centage Charge).
16. Applicant Thiru. N.Rajandarn Ramesh, 2.n.Ramamoorthy, 3.N.Krishnakumar, 4.N.subburam, letter dated 12.02.2025 (Payment of Inspection Fees and Layout Approval Fees)
17. Applicant paid Land Conversion Charge Rs.16900/- Date : 18.12.2024

Body :

With reference to the letter in the 1st cited, applicant has requested for the approval of residential layout Thoothukudi Kovilpatti Taluk, Kuruvikulam Panchayat Union, Appaneri Panchayat, Appaneri Village, S.F.No. 229/1B - Site Extent of 3.82 Acres or 15480.00 Sq.m In the continuation, with reference to the letter in the 2nd cited, road pattern for residential layout has been issued by the Assistant Director, District Town and Country Planning on 27.06.2024. Further the applicant has submitted gift deed of road and road splay areas, PP-1 site area reserved for public purpose by handing over to the local body on 23.09.2024. Hence, this residential layout is given approval with following conditions.

1. As per the condition, the layout has been approved and approved number is issued as SWP/DTCP/THOOTHUKUDI/LAYOUT NO.160/2024 and enclosed with 2 set of original maps and gift deeded documents.
2. After the approval of the local body. It is requested to send the approved residential layout map to the concerned registration department office and land survey department for information and appropriate action.
3. It is requested to send acknowledgment of receipt of having receipt of maps and proceeding orders.
4. As per circular in 11th cited, it is requested to send the proceeding orders and maps to the concerned Thasildhar to update in Tamilnilam website special conditions.

Special Conditions

1. a) With reference to the 8th cited and 9th cited letter [TNCDBR-2019, Rule No. 47(11)], if the located site lies in the Municipal/Corporation areas: Collecting the necessary fees including the charges for providing amenities like roads, storm water drains and street lights from the applicants after collecting the necessary fees the final layout sketch, permit of planning authority along with approval of local body shall be issued to the applicants directly.

b) Other than Municipal / Corporation areas: Shall collect the necessary fees and issue the final layout sketch, permit of planning authority along with the permit of local body to the applicant(s) directly, only after ensuring that the applicant lays tar roads, provide other amenities like storm water drains, water supply facilities by constructing required OHT, provide necessary street lights etc., as per the standards specified by the local body.

5. With reference to the 11th cited and 12th cited letter, the concern local body must issue the final approval after transfer of earmarked road, area reserved for public purpose in favor of concerned local body.
6. As per G.O.79 Housing and Urban Development Department, dated: 04.05.2017, in-case of non-planned area rule 3 it has been requested to collect Rs.1000 as scrutiny fee for each plot. And under rule 9 concerned local body should collect the 3% Market Land Value as Land conversation charges.

Village

Signature valid

Signed by: Village Panchayat President
Location:Thoothukkudi
Date:2025.02.14 11:24:43



our services doesn't just end there

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Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

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